

Atlantic
Mills
Inc

to

Keddy
Mfg
Co

War

See
Book 3459
Page 305

KNOW ALL MEN BY THESE PRESENTS that ATLANTIC MILLS, INC.
a Corporation organized and existing under the laws of the
Commonwealth of Massachusetts and having a place of business
at Windham in the County of Cumberland and State of Maine, in
consideration of One Dollar (\$1.00) and other valuable con-
siderations paid by KEDDY MANUFACTURING CO., a Corporation
organized and existing under the laws of the State of Delaware,
the receipt whereof it does hereby acknowledge, does hereby
GIVE, GRANT, BARGAIN, SELL AND CONVEY, unto the said KEDDY
MANUFACTURING CO., its successors and assigns forever a certain
lot or parcel of land with the buildings thereon, situated in
the Town of Windham, County of Cumberland and State of Maine,
bounded and described as follows:

Beginning at a point on the easterly side line of Main
Street, which point is located one hundred seventy-five
(175) feet southerly along said easterly side line of
Main Street from the southwesterly corner of land now
or formerly of Robert Miele, et al; thence easterly three
hundred seventy (370) feet, more or less on a course which
intersects the face of the westerly foundation of the main
factory building situated on the land herein conveyed
at a right angle thereto; thence southerly along the said
face of the westerly foundation thirty (30) feet, more or
less, to a corner of said foundation; thence easterly by
the face of the southerly foundation of said building a
distance of three hundred (300) feet to a point; thence
southeasterly three hundred (300) feet to a point which is
located one hundred fifty (150) feet westerly of land now
or formerly of the Maine Central Railroad, said distance
being measured at a right angle to said railroad land;
thence easterly one hundred fifty (150) feet to said
railroad land; thence northerly by said railroad land a
distance of six hundred (600) feet, more or less, to land
now or formerly of the Hart heirs; thence South 72° 51'
West by said land of the Hart heirs one hundred thirty-
five (135) feet, more or less, to a corner thereof;
thence North 44° 25' West by land of the said Hart heirs
seventy-two (72) feet, more or less to a cement monument;
thence North 18° 30' West by land of the said Hart heirs
one hundred forty-one (141) feet, more or less to the
southerly side line of Depot Street; thence westerly by
the southerly side line of Depot Street to land now or
formerly of Charles W. Bailey; thence southerly by land
of the said Bailey to the southeasterly corner thereof;
thence westerly by said land of Bailey seventy-four (74)
feet to the southwesterly corner thereof; thence northerly
by said land of Bailey to the southerly side line of Depot
Street; thence by the southerly side line of Depot Street
ninety (90) feet, more or less, to land now or formerly of
Robert Miele, et al; thence southerly by said Miele land

Superfund Records Center

SITE: Keddy Mill - 0600

BREAK: 11.09

OTHER: 590474



fifty-eight (58) feet to the southeasterly corner thereof; thence North 83° 53' West by said land of Miele to the easterly side line of Main Street, aforesaid; thence southerly by the easterly side line of Main Street one hundred seventy-five (175) feet to the point of beginning; together with all the Grantor's right, title and interest in and to the land extending to the center line of all streets or roads adjoining said premises. Also including the right to have the office balcony, which is now annexed to the face of the southerly wall of said main factory building, project over the remaining land of the Grantor.

Also conveyed herewith and appurtenant to the above described premises is a right of way for vehicles and pedestrians thirty (30) feet in width over the remaining land of the Grantor extending easterly from the easterly side line of Main Street at the point of beginning of the above described premises to a doorway located in the westerly foundation of the main factory building.

This conveyance is made subject to Maine Central Railroad side track agreements.

This conveyance is also made subject to a right of way conveyed by Cumberland Securities Corporation to Central Maine Power Company by deed dated October 6, 1944, recorded in the Cumberland County Registry of Deeds, Book 1759, Page 348 and also subject to electrical distribution line rights of way as they may pertain to the above described premises reserved in the deed of Cumberland Securities Corporation to Windham Fibres, Inc. dated July 25, 1945, recorded in said Registry of Deeds, Book 1787, Page 353.

The above described premises are a portion of the premises conveyed by Irving Fox, et al, to Atlantic Mills, Inc. by deed dated August 19, 1954, recorded in said Registry of Deeds, Book 2192, Page 14.

This conveyance is made subject to real estate taxes for 1961 which the Grantee herein assumes and agrees to pay.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said KEDDY MANUFACTURING CO., its successors and assigns, to its and their use and behoof forever.

AND the said Grantor Corporation does hereby COVENANT with the said Grantee, its successors and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances, except as aforesaid, that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors, shall and will WARRANT AND DEFEND the same to the said Grantee, its successors and

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assigns forever, against the lawful claims and demands of all persons, except as aforesaid.

IN WITNESS WHEREOF, the said Atlantic Mills, Inc. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Lawrence J. Keddy its ~~president and treasurer~~, thereunto duly authorized, this 6th day of June in the year one thousand nine hundred and sixty-one.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

ATLANTIC MILLS, INC.

James M. Kennedy

By Lawrence J. Keddy
Its ~~President and Treasurer~~

STATE OF Massachusetts)

COUNTY OF Suffolk) ss.

June 6, 1961

Then personally appeared the above named Lawrence J. Keddy President and Treasurer of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me,

Thomas O. [Signature]
Notary Public

My commission expires January 7, 1967



JUN 20 1961

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 9 H 16 M, and recorded in

BOOK 2611

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Lawrence J. Keddy Register